

STATE PROPERTIES COMMITTEE MEETING

TUESDAY, JUNE 8, 2010

The meeting of the State Properties Committee was called to order at 10:05 a.m. by Chairman Kevin M. Flynn. Other members present were Robert Griffith representing the Rhode Island Department of Administration; Richard Woolley representing the Rhode Island Department of Attorney General; Robert W. Kay, Public Member. Others in attendance were Anthony Paolantonio from the Rhode Island House of Representatives; Meredith Pickering from the Rhode Island Senate Fiscal Office; Lisa Primiano, John Faltus, Terri Bisson, Mary E. Kay, Sara Moore, Gary Powers and Cynthia Gianfrancesco from the Rhode Island Department of Environmental Management; Deborah White, Jacqueline Kelley, Kim Rauch and Michael D. Mitchell from the Rhode Island Department of Administration; Robert B. Jackson, Bruce Cadden and Leroy Archibald from the Rhode Island Department of Transportation; Linda Nardoza and Rick Esposito from the Department of Mental Health, Retardation and Hospitals; J. Vernon Wyman from the University of Rhode Island; Will Riverso from the Rhode Island Water Resources Board; Robin Schutt from the City of Cranston; Robert Moitozo from Pare Corporation; Brewer Rowe and John White from Eident Sports Marketing; Robert D. Murray from the law offices of Taft & McSally LLP; and Jeffrey Saletin from CFS Partners, LP and Geoffrey Marchant for the Community Development Consortium.

Chairman Flynn noted for the record that the State Properties

Committee did have a quorum present.

Item A – Department of Mental Health, Retardation and Hospitals – A request was made for authorization to advertise a Request for Proposals seeking space for a new regional center in the Town of Exeter. Mr. Ryan stated that the Department currently operates two day programs; one from a State-owned facility located in Hopkinton and the other located in a leased facility on Ten Rod Road in the Town of North Kingstown. Mr. Ryan stated that via the issuance of a Request for Proposals (“RFP”) the Department is seeking to achieve its goal to consolidate space and secure a centralized location for the regional operation of the existing day programs. Mr. Ryan explained that when the Department vacates the State-owned facility, it will be disposed as surplus property and the proceeds of the sale will be allocated to the General Fund. Ms. Nardoza stated that the need to consolidate these day programs is the result of a reduction in staff; presently there are only two staff members in North Kingstown and four staff members in Hopkinton. The Department is searching for a centralized location to accommodate the individuals who attend the day program. Ms. Nardoza indicated that the Town of Exeter would be an ideal location for the new facility. Chairman Flynn noted that there is not an abundance of commercial property space located in the Department’s target area. Mr. Kay asked what the Department’s projected saving are as a result of consolidating the two day programs into one location. Mr. Ryan explained that initially the

Department will save on payments of rent because it will actually be leasing less square footage. Mr. Ryan reiterated that once the State-owned facility is vacated it can be sold as surplus property and all the proceeds from said sale will be allocated to the General Fund. Mr. Ryan noted that the Department's budget is not sufficient to continue to maintain the Hopkinton property. Mr. Esposito indicated that the Department is seeking to lease one half of the space currently being utilized for the operation of these day programs. Mr. Griffith asked how many clients will attend the new facility. Ms. Nardoza stated that the new facility will serve approximately thirty (30) clients. Mr. Griffith asked if the Department anticipates any increase in the number of clients attending the day program. Ms. Nardoza indicated that the limited number of employees dictates the number of clients served and as the Department does not foresee an increase in staff, it is not concerned about an increased number of clients. Mr. Griffith asked if the new facility provides a margin for potential expansion if necessary. Ms. Nardoza indicated that the Department does not expect that the day program will outgrow its new facility within the next five years. A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

Item B – Department of Administration – A request was made for approval of and signatures on a License Agreement with Eident Sports Marketing to allow the organization to utilize the State House Grounds and Station Park from July 7, 2010, through July 12, 2010, for the 2010 Amica Ironman 70.3 Rhode Island Triathlon.

Ms. White stated that this is the third consecutive year Eident Sports has sought approval to utilize the State House Grounds and Station Park for this event. Ms. White indicated that there have been no problems associated with this event in the past. Chairman Flynn stated that it his understanding the there is a plan to replace the marble at the front of the State House and asked if there is any concern that this event with conflict with the project's construction schedule. Ms. White indicated that Eident Sports has submitted two proposals relative to this event; one addresses any concerns in the event the replacement of the marble is not complete by the date of the event, and the other provides for its intended use in the event the construction is completed. A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

Item C – Department of Environmental Management – A request was made for approval of and signatures on a License Agreement with Eident Sports Marketing to allow the organization to utilize a portion of the parking lot and beach at Roger Wheeler State Beach from Friday, July 9, 2010, through Sunday, July 11, 2010, for the 2010 Amica Ironman 70.3 Rhode Island Triathlon. Mr. Faltus explained that under the terms and conditions of the License Agreement Eident Sports is allowed to occupy the above-referenced property on July 9th and 10th, 2010, for purposes of setting up the necessary facilities.

Mr. Faltus indicted that a licensing fee in the amount of \$4,830 has been assessed for Eident Sports Marketing's use of parking spaces. Mr. Faltus informed the Committee that the property must be vacated

by 10:00 a.m. on July 11, 2010, after the completion of the swimming portion of the event. Mr. Faltus noted that the Agreement contains a penalty clause in the event the property has not been vacated by that time. Mr. Faltus stated that there have been no complaints relative to Eident Sports Marketing's use of the property and in fact, the Department has received favorable comments from the seasonal residents indicating that they enjoy the event. Mr. Faltus stated that there has been no negative impact on the beach as a result of this event. Mr. Faltus indicated that Eident Sports Marketing has satisfied the State of Rhode Island's insurance requirements inclusive of product liability coverage. The Department requires that Eident Sports submit a letter of approval from the Town of Narragansett to the Department prior to the date of the event. A motion was made to approve by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

Item D – Department of Environmental Management – A request was made for approval of and signatures on an Indenture of Lease with Angela Spadoni relative to property located at 84 Poppasquash Road in the Town of Bristol. Ms. Bisson stated that as the Committee is aware, most of the major State parks include a caretakers' residence which is located on the property to allow the Department to oversee and monitor activities in recreational areas of the parks during the off seasons and at other times when Department staff is not present. The Department has developed a policy which governs said dwellings and their residents, as well as establishing rent and deductions based upon the amount of surveillance, oversight and other duties the

caretakers are required to perform. Ms. Bisson noted that the Tenant, Angela Spadoni, is a semi-skilled laborer at Colt State Park. Ms. Spadoni has been employed by the Department since 2005. Ms. Bisson noted that under the terms of the Indenture of Lease, Ms. Spadoni will lease the property for a period of three (3) years from June 1, 2010, through May 31, 2013. The annual rental fee has been assessed at \$7,511.40 and will be paid via bi-weekly payroll deductions. The Department requires Ms. Spadoni to carry \$300,000 worth of general liability insurance coverage on the property. Ms. Spadoni has a number of responsibilities associated with the care of the property including providing information to the public as well as caring for the dwelling grounds and gardens. During the off season, Ms. Spadoni is responsible for opening and closing the park's public restroom facilities. Mr. Griffith asked what sort of arrangement is in place to secure the property and ensure the caretaker's duties are completed during a vacation or anytime the lessee intends to be away from the property for an extended period of time. Mr. Wright stated that the caretaker is required to provide the Department with advanced notice concerning any planned discharge of time. The parks' caretakers are discouraged from taking vacation time during the summer season and have complied with this request in the past. Ms. Bisson clarified that the Indenture of Lease requires that the caretakers notify the park management any time they intend to be away from the property for more than a twenty four (24) hour period. The park managers then make arrangements for extra patrols to monitor the grounds as well as to ensure that there is no

disruption in the care the park. A motion was made to approve by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

Item E – Department of Environmental Management – A request was made for approval of and signatures on a Deed to Development Rights and Conservation Easement over approximately 126 acres of farm land known as Ferolbink Farms located along Fogland Road in the Town of Tiverton. Ms. Primiano stated that this project was previously before the Committee in January 2010. Ms. Primiano stated that the subject property is one of the State's most significant and productive unprotected farms and has been producing potatoes, corn, squash and Christmas trees since 1944. The Department has been working with Mr. Peckham, who has been the President of Ferolbink Farms for approximately fifteen (15) years. Ms. Primiano noted that the total purchase price is 3,815,000. Ms. Primiano noted that the funding sources for this acquisition are as follows: the USDA Farm and Ranch Land Protection Program is contributing \$1,920,000; The Nature Conservancy through a Champlin Foundation Grant and several private land-owners are contributing \$788,500; the remaining funds will come from a State bond issue; a combination of the State Open Space Funds and the Agricultural Preservation Fund. Ms. Primiano stated that the title and survey work has been completed and the Department is hoping to schedule a closing on or before June 30, 2010. Chairman Flynn noted that the subject property is certainly a very significant acquisition, and again, commended Mr. Primiano for her efforts relative to this project and myriad others. A motion to

approve was made by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

Item F – Department of Environmental Management – A request was made for approval of and signatures on a Settlement Agreement and First Amendment to Indenture of Lease with Deep Sea Holdings, Inc. for Lot 230A in the Port of Galilee. Ms. Kay explained that during the process of the lawsuit, the Department learned that the Lessee, Deep Sea Holdings, Inc., under the Lease Agreement granted in September of 1995, was actually doing business as Deep Sea Fishing of Rhode Island. Ms. Kay indicated that both Deep Sea Holdings, Inc. and Deep Sea Fishing of Rhode Island are Rhode Island corporations, in good standing and have been filing the required annual reports. Ms. Kay stated that prior to settling the lawsuit, the Department insisted that Deep Sea Fishing of Rhode Island be named as a party to the Lease and thereby be obligated and liable under its terms and conditions. Ms. Kay explained that the First Amendment of the Indenture of Lease ensures that both parties are equally responsible and jointly and severally liable to the State of Rhode Island. Ms. Kay stated that in accordance with the terms of said settlement, the State of Rhode Island has agreed to forego payments of rental fees for a specific period of time in lieu of paying a lump sum judgment to the opposing parties. Ms. Kay stated that there were also additional contributions made by other parties to the lawsuit. Ms. Kay explained that the lawsuit involves the rebuilding of a bulkhead in the Port of Galilee. Ms. Kay stated that due to the presence and moving of heavy equipment through the bulkhead as well as construction work

involving the use of jackhammers in the area, a series of cracks developed in the foundation of a simple building abutting the bulkhead, which houses commercial business. Ms. Kay stated that Eric Reed, who operates that business and has been a long standing tenant in the Port of Galilee filed suit against the Department in 2003. Ms. Kay indicated that after proceeding through the legal system, a settlement of the suit was finally reached in January of 2010. Again, as part of the settlement, the State of Rhode Island agreed to forego payments of rental fees for a period of eighteen (18) months. Chairman Flynn asked if the Department sought any type of recourse against the contractor that performed the work, which caused the damage to the building. Mr. Powell explained that the contractor was in fact named as a defendant in the lawsuit and did contribute to the settlement of the matter. Chairman Flynn clarified that the State's only exposure is the forgoing of rental payments for a period of eighteen (18) months. Ms. Kay stated that is correct. Chairman Flynn asked if the terms and conditions of the settlement have been entered as a court order. Ms. Kay said that the terms of the settlement are part of a court order. Mr. Powell clarified that the settlement is actually stipulated and will not be entered as a court order until such time as the State Properties Committee grants approval of the same. A motion to approve was made by Mr. Woolley subject to the documents being corrected in accordance with the requests of the Department of Attorney General. Said motion was seconded by Mr. Kay.

Passed Unanimously

Item G – Department of Transportation – A request was made for approval of and signatures on a Letter of Authorization to allow the City of East Providence to utilize portions of the State-owned right-of-way along the East Bay Bicycle Path and Veterans Memorial Parkway. Mr. Jackson presented a site map of the subject property for the Committee’s review. Ms. Jackson stated that the Letter of Authorization will allow the City of East Providence to utilize portions of the subject property for a period of three (3) weeks for the sole purpose of performing subsurface explorations in preparation of installing a new wastewater force main. Mr. Moitozo explained that the City of East Providence is presently conducting a feasibility analysis to determine the most suitable site to effectuate an upgrade of its sewer treatment facility and the main serving said facility. The City needs to perform borings in order to determine what is beneath the bike path in terms of rock, contamination and other complications that may affect the project. Chairman Flynn asked what is motivating the upgrade. Mr. Moitozo indicated that the State of Rhode Island is requiring the City of East Providence to upgrade its sewer treatment facility and the main serving said facility. Mr. Moitozo indicated that there are two (2) alternative locations at which to effectuate the upgrade. The most direct route and the least disruptive to traffic is the bike path and if the bike path proves to be a viable site, the City would save a considerable amount of money. The ability to effectuate the required upgrades via the bike path would also benefit the community, as the alternative site would require construction work on both Veterans Parkway and Pawtucket Avenue, which would

certainly have an adverse impact on traffic conditions and flow for a significant period of time. Chairman Flynn asked if the borings are done directly through the asphalt or adjacent to the asphalt. Mr. Moitozo stated that the borings are done directly through the asphalt. Chairman Flynn assumes that the City will have to consult with the Department of Environmental Management relative to the scheduling of said borings as the Bristol Bike Path is such a heavily used recreational facility. Mr. Moitozo stated that the City intends to schedule construction during the late fall, winter and early spring to limit any disruption of the public's use of the bike path. Mr. Moitozo stated that the project will require the City to construct a new bike path. A motion was made for approval by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

Item H – Department of Transportation – A request was made for conceptual approval to transfer 5.2 acres land known as Brenton Point State Park located along Old Point Judith Road (Route 108) in the Town of Narragansett from the Department of Transportation to the Department of Environmental Management. Mr. Archibald explained that the Department received a letter from Lisa Primiano of the Department of Environmental Management concerning a project at Brenton Point State Park. Brenton Point State Park consists of 5.2 acres of land which includes picnic tables and fireplaces. Mr. Archibald explained that the Department of Transportation has a drainage system which is hooked up to this particular property. The Department has no objection to transferring the subject property to

Department of Environmental Management; however, the Department of Transportation will require that it be allowed to access said property in the event of an overflow of water or other issues. Chairman Flynn asked if vehicle parking is available. Mr. Archibald indicated that there is a parking lot adjacent to the subject property. Chairman Flynn asked if this will be a gratis transfer. Mr. Archibald noted that it will be a gratis transfer. A motion to approve was made by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

Item I – Department of Transportation – A request was made for approval to sell a 10,500 square foot parcel of land located southerly of Railroad Street in Shannock Village in the Town of Richmond to the Town of Richmond. A map of the subject property was presented for the Committee's review. Mr. Archibald explained that the Department received a request from the Town of Richmond to purchase said property for purposes of developing the site as a historic interpretive park to include canoe launches and fishing access to the Pawcatuck River. Mr. Archibald indicated that the property is located on Railroad Street in the Historic District of the Town of Richmond. Mr. Archibald explained that in 1834 a mill was built on the subject property, but was demolished by fire in 1899. There is still evidence of the brick structure around the perimeter of the property. Mr. Archibald also noted that there are other historical artifacts on the property. The Department of Environmental Management will require the Town to relocate an existing an Indian monument to a site approximately fifteen (15) feet from its current location; the Town has agreed to the

same. Mr. Archibald stated that the subject property and the abutting property, owned by the Town of Richmond, have been assigned a Brownsfield status and the Environmental Protection Agency has granted the Town of Richmond funds for the remediation of the site provided it can acquire the land from the State Rhode Island to develop it as a historical park. Mr. Archibald stated that the Town of Richmond will be responsible for preparing any and all documents for the conveyance of the subject property. Chairman Flynn asked if the subject property has been appraised. Mr. Archibald stated that an appraisal of the property is presently being conducted. Mr. Kay asked if there is any pending litigation associated with the property. Mr. Marchant state that there is no pending litigation involving the subject property. Chairman Flynn asked if the property receives unauthorized public use. Ms. Gianfrancesco stated that there is unauthorized use of the property and indicated that it will be beneficial and safer if the Town created authorized public use and access together with formal canoe launches rather than the current ad hoc conditions. A motion was made to grant conceptual approval by Mr. Woolley and seconded by Mr. Kay.

Passed Unanimously

Item J – Department of Transportation – A request was made for final approval to sell 12,450± square feet of land located at Sockanosset Cross Road in the City of Cranston to CFS Partners, LP. Mr. Cadden stated that the actual square footage of land being conveyed has been reduced to 9,429± square feet. Mr. Cadden noted that said

modification is reflected on the plans, in the Deed and in the description attached to the Purchase and Sale Agreement. Chairman Flynn asked if the land's value was determined via an in-house appraisal. Mr. Cadden stated that an in-house appraisal had been conducted to establish the properties fair market value. Mr. Cadden stated that the parcel was acquired by the Department of Transportation in 1997 from Providence & Worcester Railroad and they are retaining all rights above, under and around the subject property. Mr. Cadden stated that the City of Cranston will also retain an easement for purposes of maintaining the aforementioned drainage system. Mr. Murray explained that CFS Partnership, LP is acquiring this small portion of the parcel for surface rights only to provide additional vehicle parking. Mr. Murray stated that CFS Partners, LP owns the abutting properties on both sides of the subject property. Mr. Murray stated that the conveyance of said property is subject to all the easements of record. Mr. Murray concurred that a State drainage system runs through the parcel of land and is maintained by the City of Cranston. However, he does not believe that any part of the drainage structure is located beneath the portion of the parcel, which is being proposed for conveyance to CFS Partnership, LP. Mr. Murray assured the Committee that CFS Partners, LP would certainly not do anything that would, in any way, interfere with said drainage structure or the City's maintenance easement. Mr. Woolley recalled that back in April of 2008, the issue of an existing encroachment arose as well as whether the State of Rhode Island was owed compensation in the form of retroactive

payments of rent due to the fact that CFS Partnership, LP had already paved over the subject property without authorization from the State and was utilizing said land it for vehicle parking. Mr. Cadden stated that the Department of Transportation did in fact investigate the encroachment and determined that the State was owed retroactive payment of rent in the amount of \$7,800. Mr. Murray stated that CFS Partnership, LP agreed to the amount proposed and will compensate the State of Rhode Island at the closing of the property. Chairman Flynn asked if the retroactive compensation is included in the purchase price of \$566,003. Mr. Cadden noted that it is not included in the purchase price. Mr. Woolley asked if there were any members of the partnership that were not listed on the Certificate of Disclosure. Mr. Saletin stated that he owns one (1%) percent of the stock in CFS Partnership, LP and the other ninety-nine (99%) percent is owned by a group of limited partners and there is a list of approximately fourteen (14) investor partners in this transaction. Mr. Woolley explained that typically the Certificate of Disclosure should disclose the names and addresses of those individuals. Mr. Murray assured the Committee that he will submit a corrected Certificate of Disclosure list the names and addresses of all members of the partnership. A motion to approve was made by Mr. Woolley subject to a full disclosure of all members of the partnership and subject to the payment of \$7,800 as compensation to the State of Rhode Island for the unauthorized paving and use of State-owned land. Said motion was seconded by Mr. Kay.

Passed Unanimously

Item K – Department of Transportation – A request was made for final approval to sell 6,577± square feet of land located adjacent to Providence Street in the Town of West Warwick to MGMD Realty Group, LLC. Mr. Cadden indicated that MGMD Realty Group, LLC wishes to purchase the property for green space only; there will be no building on the property. The Department of Transportation will retain a permanent maintenance easement over the parcel. Chairman Flynn asked clarified that the property would not even be paved. Mr. Cadden stated that the buyer intends to clear the property and plant grass. Chairman Flynn asked what the purchase price of the property is. Mr. Cadden indicated that the an in-house appraisal of the property established a value of \$11,850. A motion was made to approve by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

Item L – Board of Governors for Higher Education/University of Rhode Island –

A request was made for approval of and signatures on a Utility Easement for electrical connection to property located at 5 Fraternity Circle in South Kingstown. Mr. Wyman explained that this property was previous brought to the Committee by Mr. Louis Saccoccio. It involves a fraternity house that had been vacant for several years and was sold to the Hillel Foundation. The Hillel Foundation is renovating

the building for occupancy by said organization. Mr. Wyman indicated that this request involves an upgrade to the electrical service. Mr. Wyman explained that in the Fraternity Circle area, the electrical service is owned by National Grid and they require an easement for purposes of making connections to this new improved project. The easement is in standard form with regard to utility access. A motion was made to approve by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

Item M – Board of Governors for Higher Education/University of Rhode Island –

A request was made for approval of and signatures on a Utility Easement for electrical connection to property located at 14 East Farm Road in South Kingstown. Mr. Wyman noted that this request involves the laboratory that serves the University's Freshwater Agricultural Program. The University is making a modification to said building, which will provide filtration and re-circulation of water for freshwater fish species. Mr. Wyman stated that this is an environmentally beneficially project. The electrical system will also be upgrading requiring easements by both Verizon and National Grid. A motion was made for approval by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

Item N – Board of Governors for Higher Education/University of Rhode Island –

A request was made for permission to demolish buildings in

conjunction with the development of the Hillside Residence Hall Project. Mr. Wyman stated that two weeks ago the University received bond proceeds totaling approximately \$43 million dollars toward the construction of a new Residence Hall to serve the University's undergraduate student population. The new Residence Hall will be located at the site of the existing Terrace Apartments. Mr. Wyman stated that the buildings were constructed in the late 1950s and provided occupancy for approximately forty (40) individuals. The new Residence Hall will accommodate approximately 429 beds for students. Mr. Wyman indicated that the site is ideal because it is very proximal to the academic facilities, the student union and the library. The Board of Governors and the University of Rhode Island is requesting authorization to remove the Terrace Apartment buildings. The University consulted with the Rhode Island Historic Preservation and Heritage Commission to notify it of the University's intent to remove the buildings and construct a new Residence Hall. Mr. Wyman noted that they Commission has not made any objection to the University's plan. Mr. Wyman explained that there is another building, which is indirectly related to the project and the University is reconfiguring the roadways in this vicinity to align a new road with Campus Avenue which will connect Fraternity Circle to the interior of the Campus. This reconfiguration will bypass and provide service to the new Residence Hall while allowing the University to remove the curb cut which now exits Fraternity Circle out onto Route 138. Mr. Wyman noted that this is actually a safety improvement and pleases the Department of Transportation. Said project also requires the

removal of the Weldon House, which is a single family home that was donated to the University by the former Registrar at the time of his retirement in 1957. Chairman Flynn asked if there would be any reason to relocate the structure rather than removing it. Mr. Wyman stated that the Weldon House is a very modest property containing only three (3) bedrooms; the University does not believe the structure has any reuse potential. Its current occupants will be relocating to the pharmacy building, which is presently under construction as well.

Chairman Flynn asked if the new dorms would be constructed in the apartment style. Mr. Wyman indicated that the University of seeking to increase the freshmen sophomore population's utilization of housing and interestingly enough, those students continue to want to have a greater exposure to their fellow residents. Therefore, the housing will be more densely occupied with semi private baths, which is very well received by the students who have actually been part of the design process. Mr. Wyman noted that this will allow the University to utilize some of its other housing to attract the junior and senior population as well as those students typically want on-campus housing, particularly transfer students that come to the campus mid-year. A motion was made to approve by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

Item O – Department of Administration – A request was made for conceptual approval of a Purchase and Sale Contract by and between the Department of Administration and Rhode Island Housing for the sale of property located at 87 Power Road and Rossi Circle a/k/a

Sockanosset Cross Road in the City of Cranston. Mr. Mitchell explained that this request involves the former training school property on Power Road in the City of Cranston. Mr. Mitchell stated that the Department of Children, Youth and Families (“DCYF”) was before the Committee in September of 2009, and was granted conceptual approval to issue a Request for Proposals for sale to the public. Since that time, Mr. Mitchell noted that the circumstances of the property have significantly changed. Mr. Mitchell explained that the Department of Transportation used its domain powers to condemn Power Road and make it a public roadway; it had been a limited service road to the main campus at the Pastore Complex. Mr. Mitchell stated that DCYF also applied for and received an administrative subdivision of the entire parcel. The Department of Administration is now seeking conceptual approval to sell the subject property to Rhode Island Housing. Mr. Mitchell indicated that an appraisal commissioned by the State of Rhode Island valued the property at approximately \$5.2 million dollars. Mr. Mitchell noted that Rhode Island Housing is conducting its own appraisal, but the results of that appraisal are not yet known. Chairman Flynn stated that it is his understanding that this property is a revenue item in the current fiscal year budget and the intent is to close on the property prior to the end of the fiscal year. Mr. Mitchell indicated that is correct. Mr. Mitchell noted that another change in the circumstances of the property is that back in November 2009, it was owned by the Rhode Island Refunding Bond Authority. Since that time, the bonds have been satisfied and title to the property has been transferred back to

the State of Rhode Island. Mr. Woolley asked if anything had been heard from the abutting property owners, who at one time were threatening litigation. Mr. Mitchell indicated that the Departments have not received any word from the abutting property owners or anyone at all for that matter. Mr. Woolley asked if the reconfiguration of the road resolved the easement issues. Mr. Mitchell stated that he believes the road configuration did resolve the easement issues and stated that the abutting property-owner in fact have more access now. Chairman Flynn stated that he is not aware of an appeal being filed relative to the administrative subdivision. Mr. Mitchell indicated that the Purchase and Sale Contract as well as the Deed would have to come back to the Committee for its approval. Chairman Flynn noted that the condemnation of the road was a critical aspect of the former Training School property because it provides road frontage, which it did not previously have. A motion was made to approve by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

There being no further business to come before the State Properties Committee, the meeting was adjourned at 11:07 a.m. The motion to adjourn was made by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

Holly H. Rhodes, Executive Secretary

State Properties Committee